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September 13, 2024

For Immediate Release

Investment Corporation:
AEON REIT Investment Corporation
1-14-10, Uchikanda, Chiyoda-ku, Tokyo
Representative: Nobuaki Seki, Executive Director
(Securities code: 3292)

Asset Manager:
AEON Reit Management Co., Ltd.
Representative: Nobuaki Seki, Representative Director and President
Inquiries: Taro Nakamura, General Manager of
Finance and Planning Department
(TEL: +81-3-6779-4073)

Notice Concerning Determination of Acquisition of Own Investment Units
(Acquisition of Own Investment Units pursuant to Article 80-5 of the Act on Investment Trusts and
Investment Corporations)

AEON REIT Investment Corporation (“we” or the “Investment Corporation”) has decided at its board of directors meeting held today the acquisition of own investment units pursuant to the provisions of Article 80-2 of the Act on Investment Trusts and Investment Corporations (the “Investment Trusts Act”), which is applied by replacing certain terms and phrases pursuant to the provisions of Paragraph 2, Article 80-5 of the said Act. The Investment Corporation plans to cancel all the acquired own investment units before the end of the fiscal period ending January 2025 (24th Fiscal Period).

1. Reason for Acquisition of Own Investment Units

As part of its strategic cash management, the Investment Corporation optimally allocates cash on hand, including retained earnings equivalent to depreciation expenses, according to the circumstances at the time, and works to increase unitholder value over the medium to long term.

With investment unit prices currently at low levels, the Investment Corporation has continued to consider how to use its cash on hand to increase unitholder value. After comprehensively taking into consideration the level of investment unit prices, the status of cash on hand, financial position, and market environment, the Investment Corporation has determined that, under the current circumstances, allocating a portion of its cash on hand to the acquisition of its own investment units will contribute to increasing unitholder value in the medium to long term.

2. Summary of Matters Concerning the Acquisition

(1) Total number of investment units that can be acquired	24,000 units (maximum) (1.13% of the total number of outstanding investment units)
(2) Total acquisition amount of investment units	3,000 million yen (maximum)
(3) Acquisition period	From September 17, 2024 to December 30, 2024
(4) Acquisition method	Market purchase at the Tokyo Stock Exchange pursuant to a discretionary transaction agreement with a securities company pertaining to the acquisition of own investment units

If either the above maximum total number of investment units that can be acquired or the above maximum total

acquisition amount of investment units is reached by the day before the end of the above acquisition period (including a case where the securities company that has been entrusted with the discretionary transactions of the acquisition of own investment units determines that it is difficult to make an additional purchase based on the amount obtained by deducting the cumulative purchase prices from the maximum total acquisition amount of investment units), such point in time will be the end of the acquisition period.

The total acquisition amount of investment units was decided by considering the current status of cash on hand, capital requirements, the level of LTV after the acquisition of own investment units and the acquisition period after taking into account the time required to complete the cancellation during the fiscal period ending January 2025 (24th Fiscal Period).

(Note)

The total number of acquired units and the total acquisition amount may not reach the upper limit or the acquisition of own investment units may not be conducted at all depending on the level of investment unit price, liquidity, market trend, etc.

3. Procedures after acquisition of own investment units

Pursuant to the provisions of Investment Trusts Act, the Investment Corporation plans to cancel all acquired own investment units before the end of January 2025 upon the resolution of its board of directors.

[Reference information]

Status of Holding of Own Investment Units as of September 13, 2024

Total number of investment units issued (excluding own investment units)	2,123,952 units
Number of own investment units	0 units

End

*AEON REIT Investment Corporation's website: <https://www.aeon-jreit.co.jp/en/index.html>